

SERENE HILLS

MORGAN HILL, CALIFORNIA SB330 PRE-APPLICATION/DEVELOPMENT APPLICATION

JUNE 16, 2023

APN 728-02-003

VICINITY MAP:



PROJECT DIRECTORY:

CONSULTANT:

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(408) 779-7381

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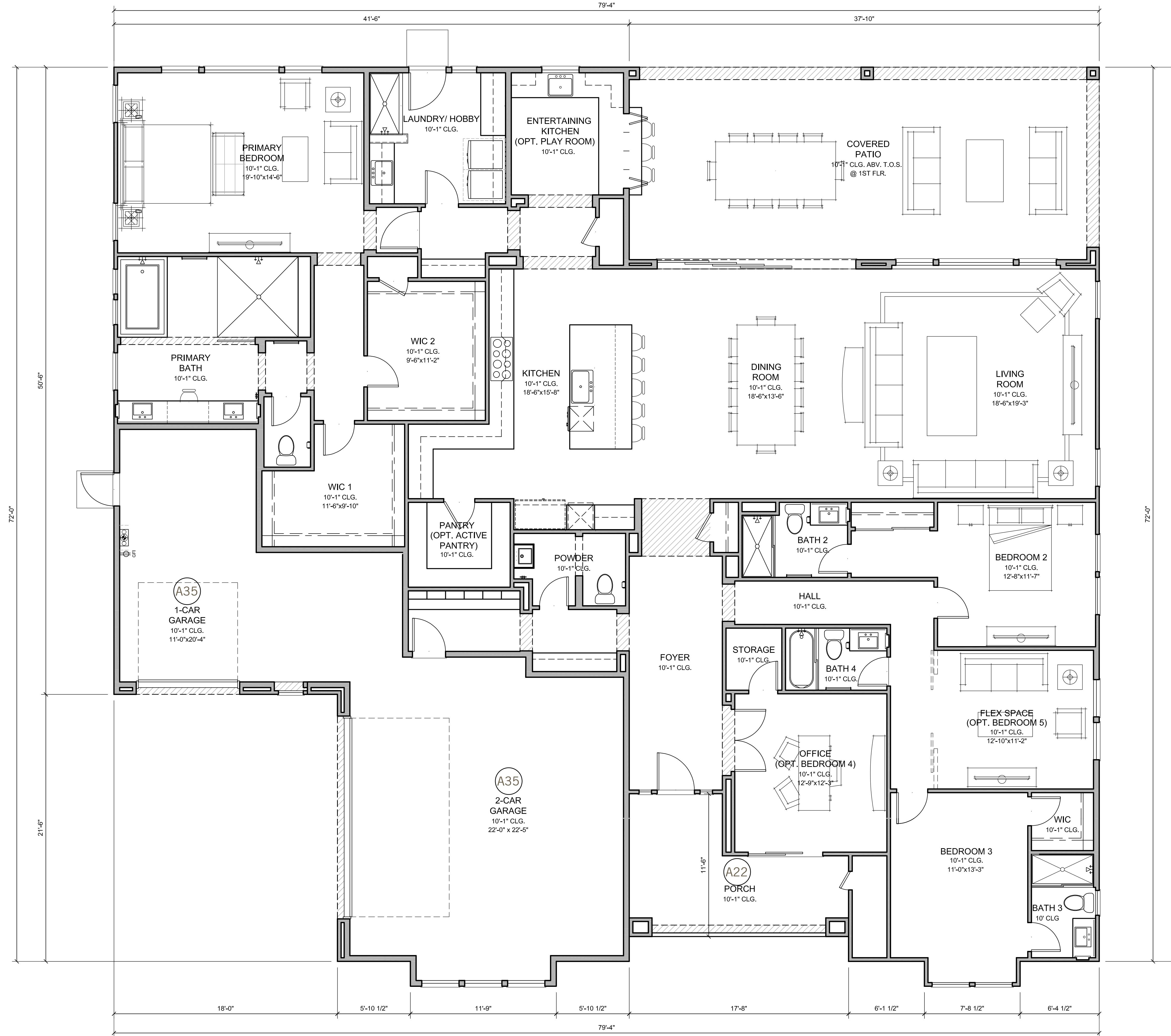
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- A22 50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN).
- A23 25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN).
- A35 PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ON EMITIGATION PER OBJECTIVE CRITERIA CHECKLIST

PLAN 1 (1-STORY)		
FIRST FLOOR PLAN	3,616	SQ. FT.
TOTAL	3616	SQ. FT.
GARAGE	945	SQ. FT.
FRONT PORCH	182	SQ. FT.
COVERED PATIO	587	SQ.FT.
4 BEDROOM / 4.5 BATH		
3-CAR GARAGE		

DATE 06.16.2023
JOB NO. 1505.003

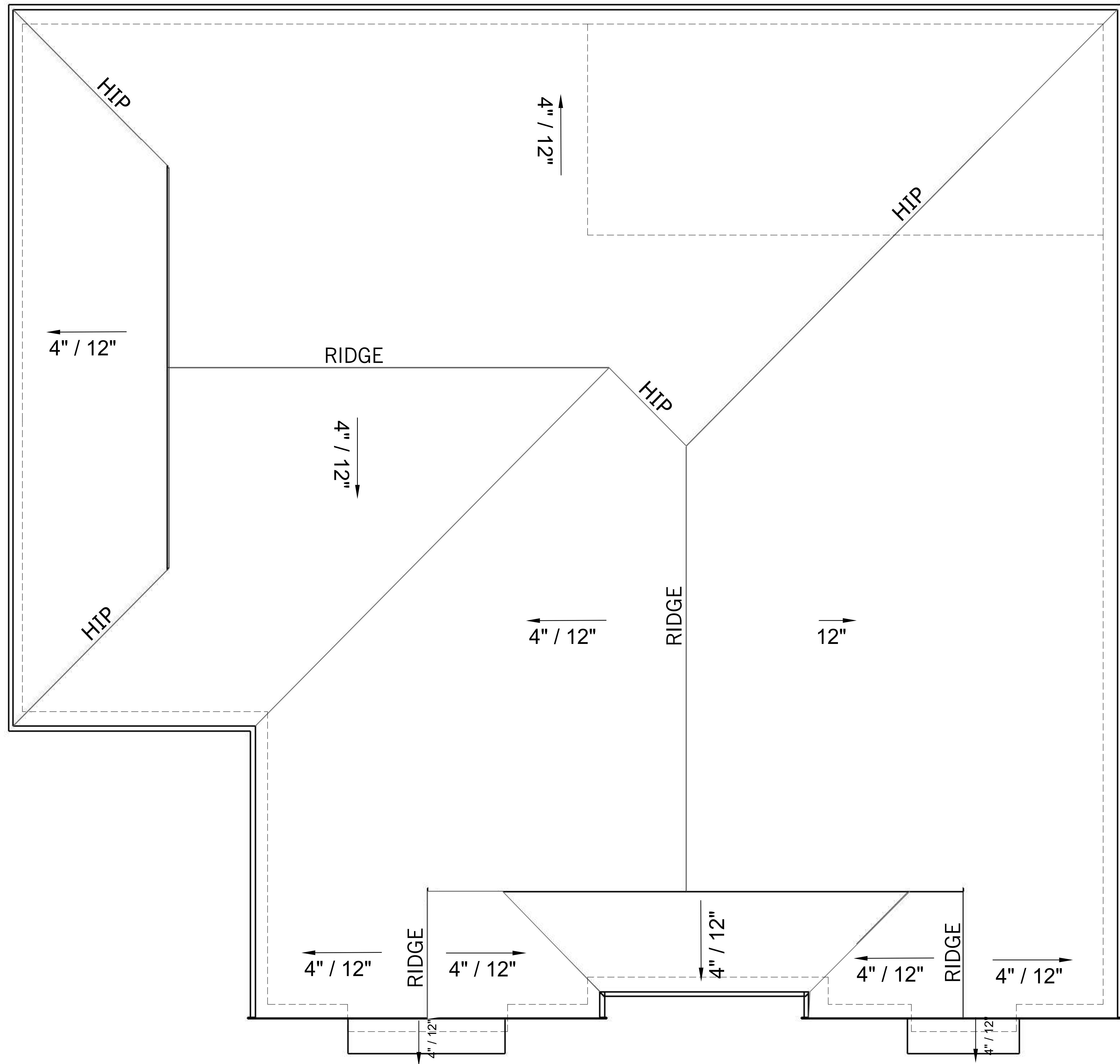
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PLAN 1 - ELEVATION A - FIRST FLOOR PLAN



A1.1



0 4 8 16

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PLAN 1 - ELEVATION A - ROOF PLAN



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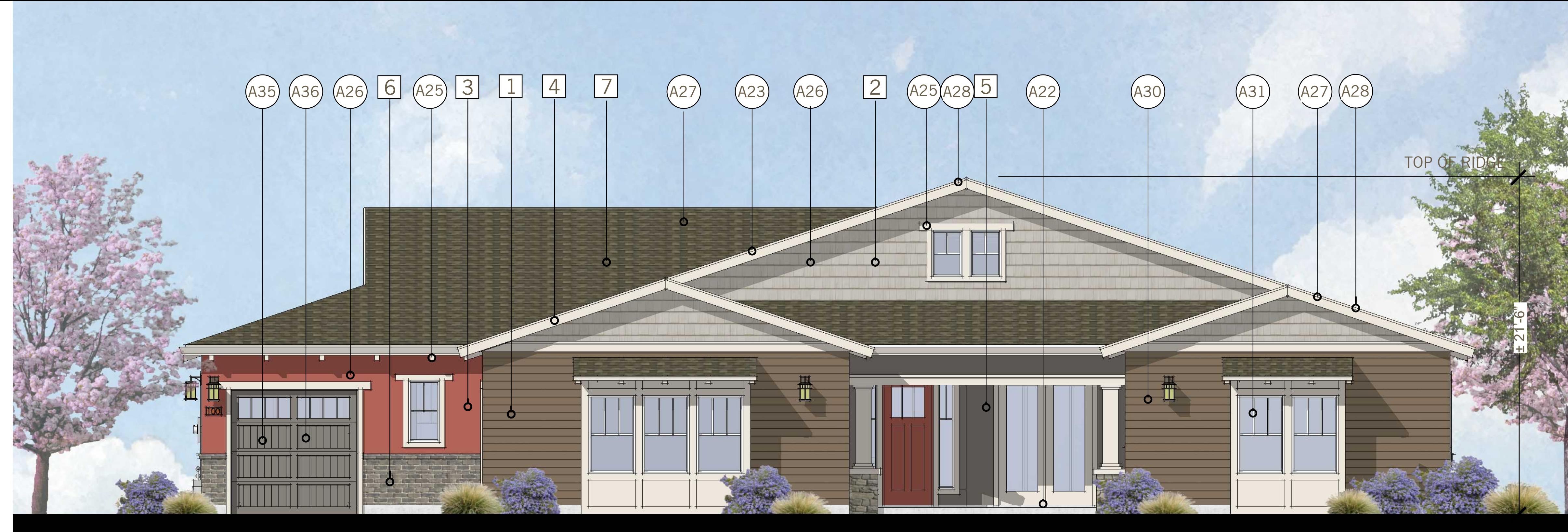
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A1.2

PROPOSED FINISH SCHEDULE

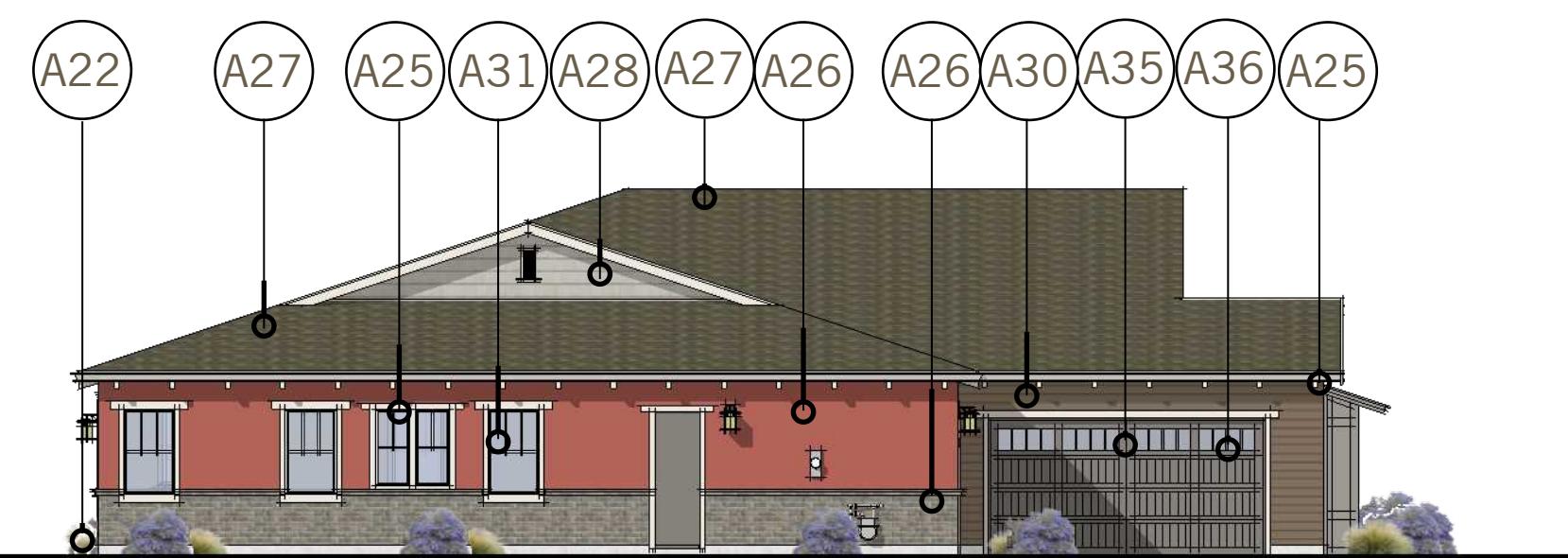
- [1]  BODY COLOR 1
HORIZONTAL LAP SIDING - 8"
SW 6152 - SUPERIOR BRONZE
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [2]  BODY COLOR 1
SHINGLE SIDING
SW 9165 - GOSSAMER VEIL
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [3]  BODY COLOR 3
STUCCO
SW 6327- BOLD BRICK
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [4]  TRIM 1
PAINT
SW 9165 - GOSSAMER VEIL
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [5]  ACCENT
PAINT
SW 7019 - GAUNTLET GRAY
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [6]  BRICK
BRICK VENEER
TUNDRA BRICK - ASHLAND
BY EL DORADO OR APPROVED EQ.
- [7]  ROOFING
COMPOSITION SHINGLE ROOF
SADDLEWOOD RANCH
BY GAF OR APPROVED EQ.



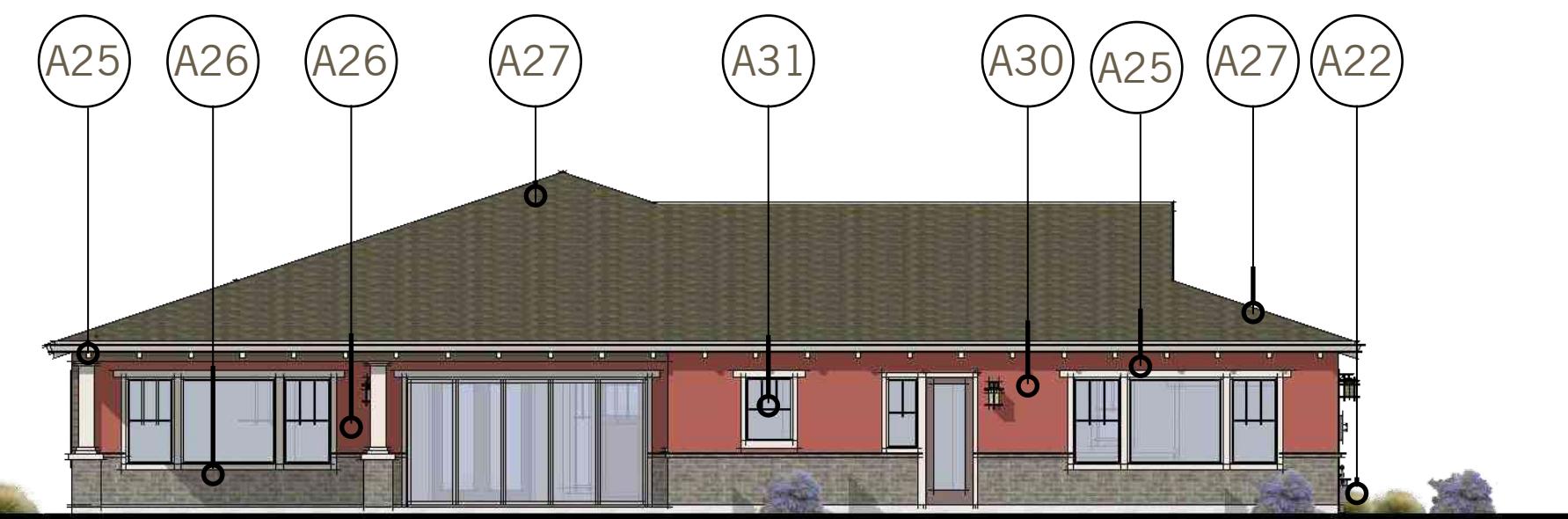
FRONT ELEVATION - PLAN 1, ELEVATION A

SCALE: 1/4" = 1'-0"

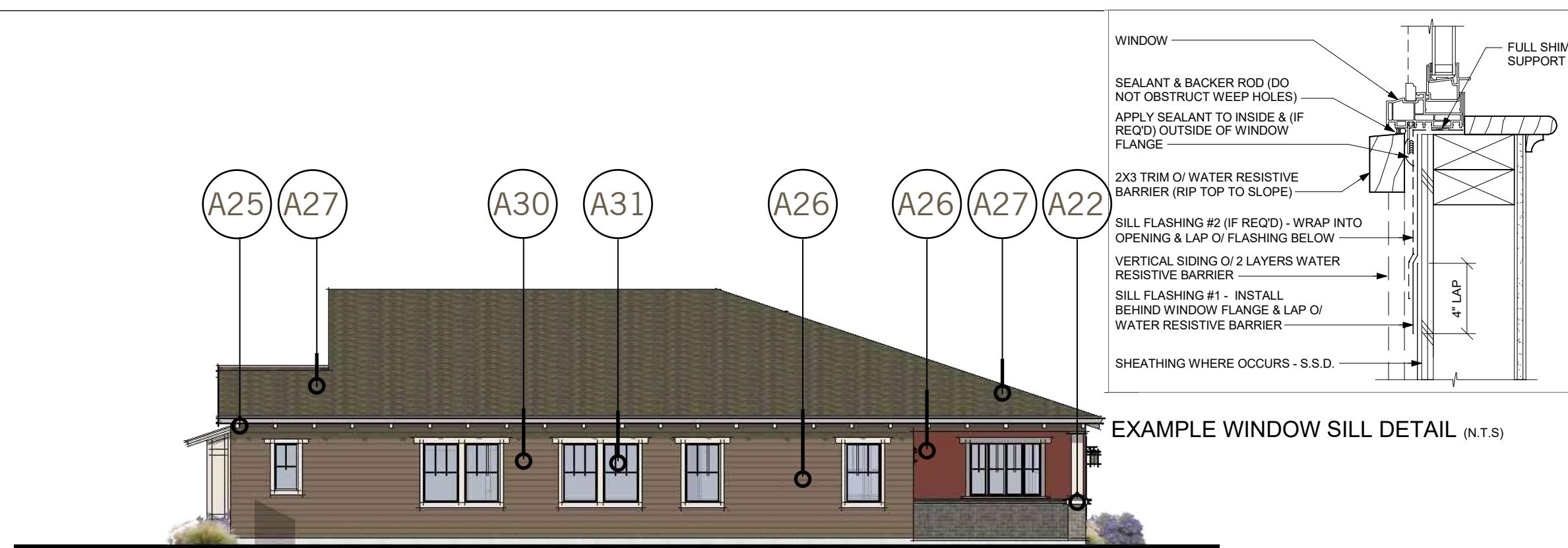
- (A22) 50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN).
- (A23) 25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN).
- (A25) 360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
- (A26) EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FAÇADE PER OBJECTIVE CRITERIA CHECKLIST.
- (A27) ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES.
- (A28) BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST.
- (A30) SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST.
- (A31) WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST.
- (A35) PARKING GARAGE PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST.
- (A36) GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING.



LEFT ELEVATION - PLAN 1, ELEVATION A
SCALE: 3/32" = 1'-0"



REAR ELEVATION - PLAN 1, ELEVATION A
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION - PLAN 1, ELEVATION A
SCALE: 3/32" = 1'-0"



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PLAN 1 - ELEVATION B - FIRST FLOOR PLAN

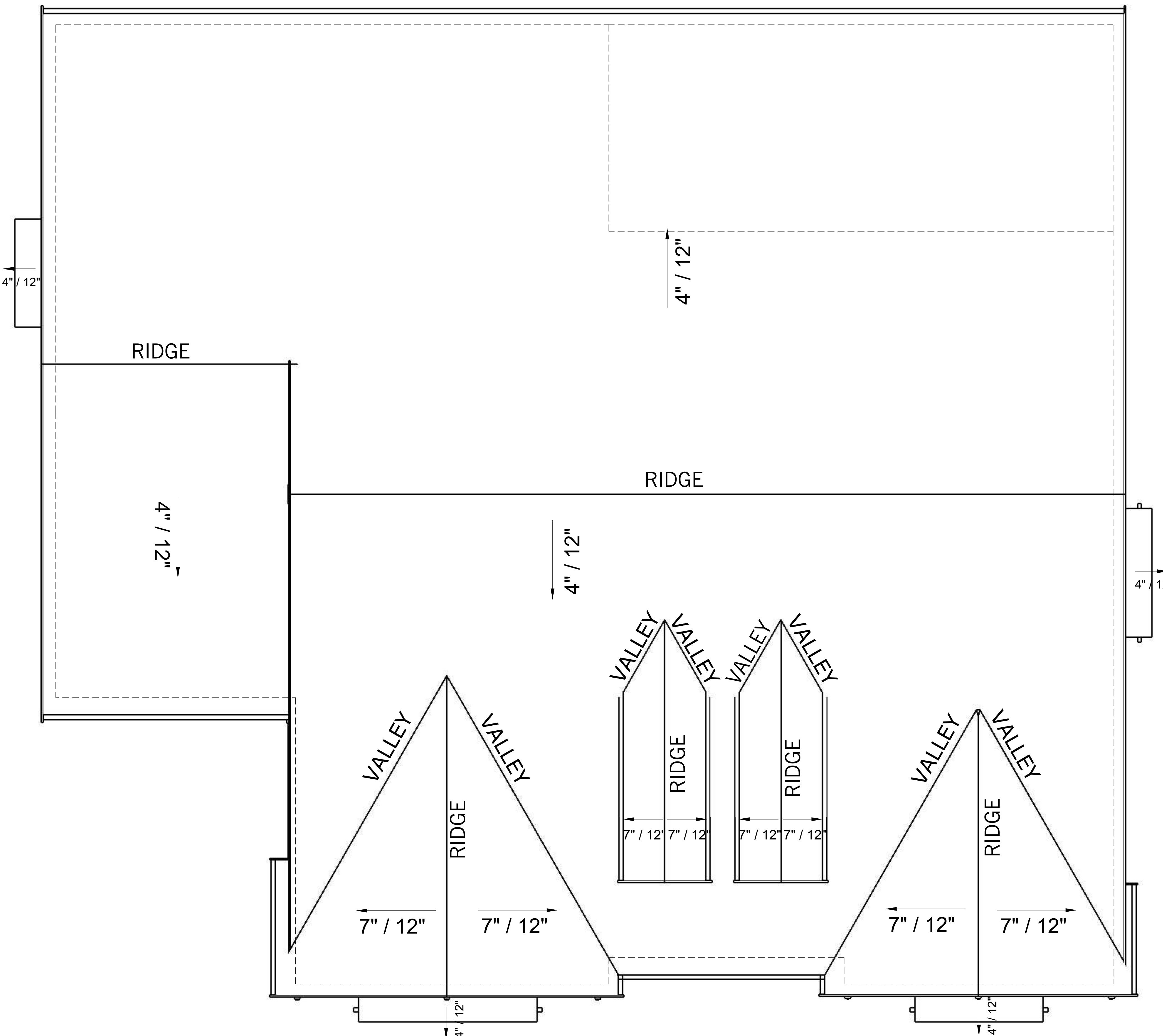


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A1.4

PLAN 1 (1-STORY)		
FIRST FLOOR PLAN	3,600	SQ. FT.
TOTAL	3600	SQ. FT.
GARAGE	921	SQ. FT.
FRONT PORCH	182	SQ. FT.
COVERED PATIO	587	SQ.FT.
4 BEDROOM / 4.5 BATH		
3-CAR GARAGE		

0 4 8 16



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PLAN 1 - ELEVATION B - ROOF PLAN

DAHLIN

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A1.5

PROPOSED FINISH SCHEDULE

[1]  BODY COLOR 1
BOARD & BATTEN SIDING
SW 9148 - SMOKY AZURITE
BY SHERWIN WILLIAMS OR APPROVED EQ.

[2]  BODY COLOR 2
HORIZONTAL LAP SIDING - 8"
SW 2821 - DOWNING STONE
BY SHERWIN WILLIAMS OR APPROVED EQ.

[3]  BODY COLOR 3
STUCCO
SW 9170 - ACIER
BY SHERWIN WILLIAMS OR APPROVED EQ.

[4]  TRIM 1
PAINT
SW 9166 - DRIFT OF MIST
BY SHERWIN WILLIAMS OR APPROVED EQ.

[5]  ACCENT
PAINT
SW 9020 - RAYO DE SOL
BY SHERWIN WILLIAMS OR APPROVED EQ.



FRONT ELEVATION - PLAN 1, ELEVATION B

SCALE: 1/4" = 1'-0"

[6]  STONE
CRAFT SPLIT MODULAR GREENTEA
BY CREATIVE MINES OR APPROVED EQ.

[7]  ROOFING
COMPOSITION SHINGLE ROOF
BARKWOOD
BY GAF OR APPROVED EQ.

(A22) 50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN).

(A23) 25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN).

(A25) 360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST

(A26) EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FAÇADE PER OBJECTIVE CRITERIA CHECKLIST.

(A27) ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES.

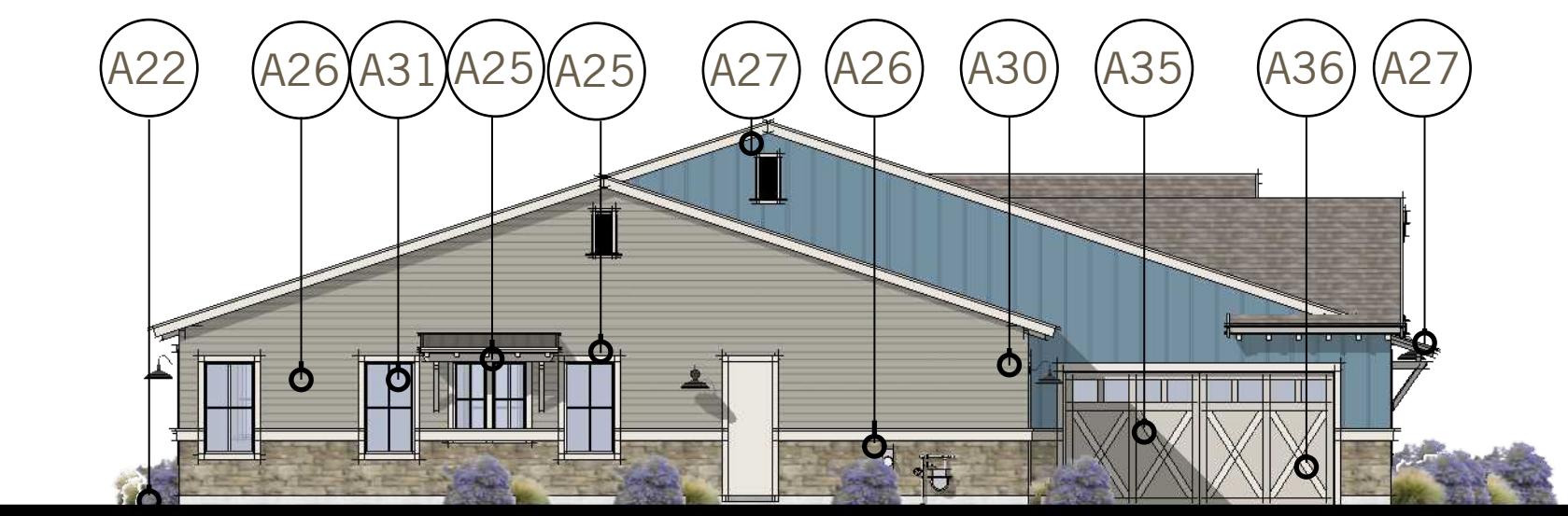
(A28) BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST.

(A30) SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST.

(A31) WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST.

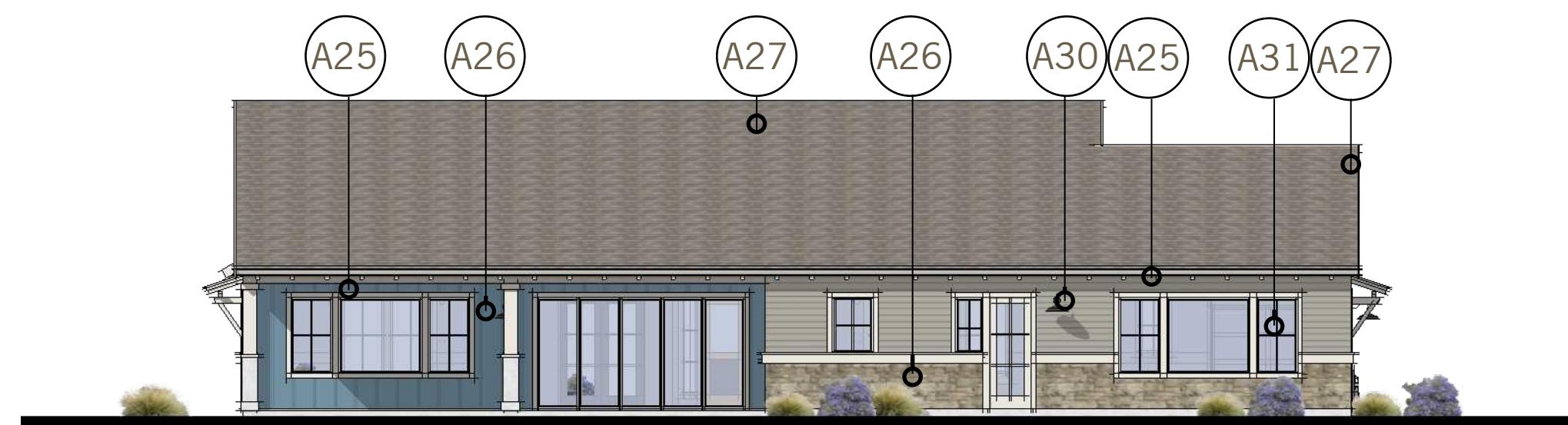
(A35) PARKING GARAGE PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST.

(A36) GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING.



LEFT ELEVATION - PLAN 1, ELEVATION B

SCALE: 3/32" = 1'-0"



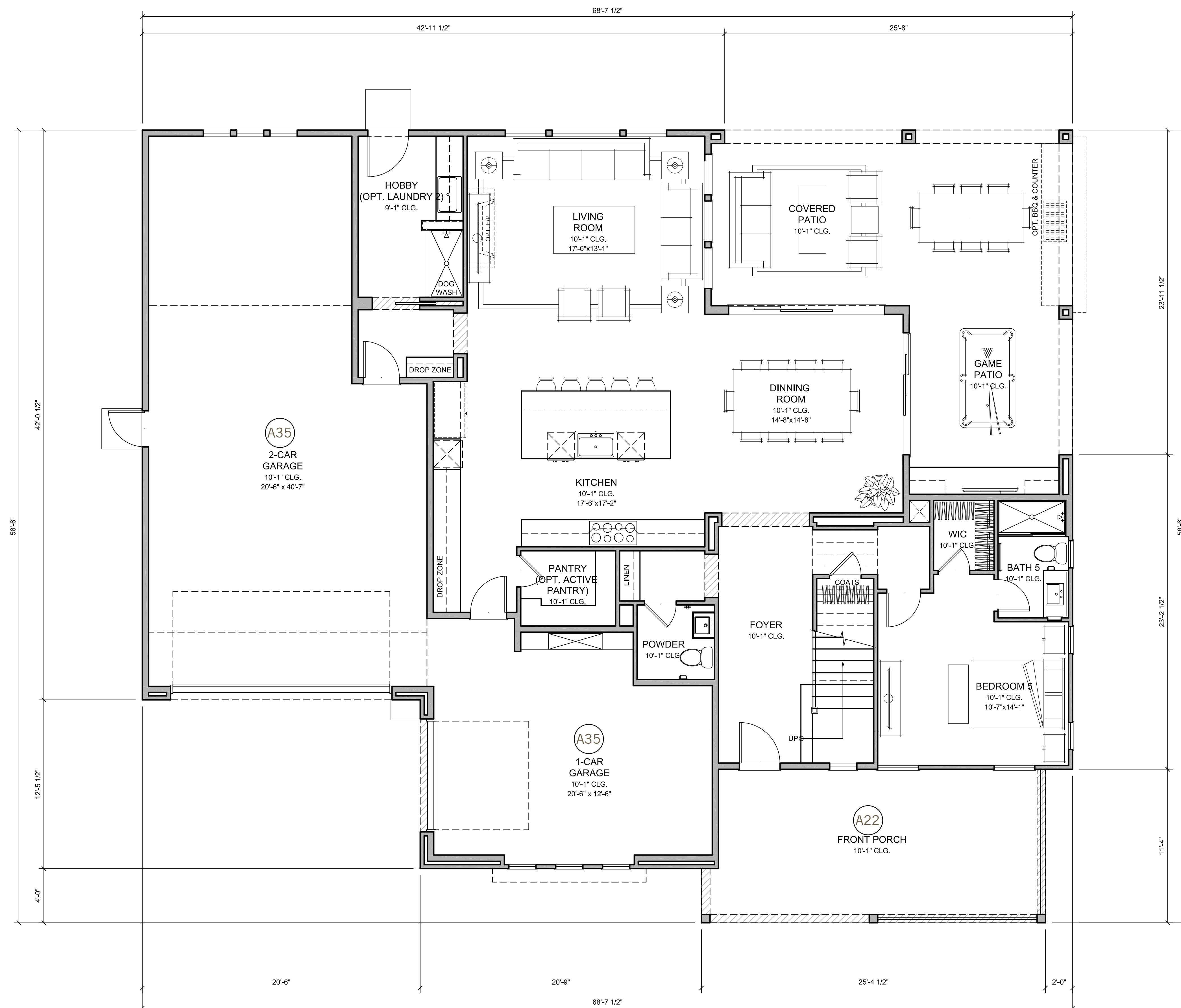
REAR ELEVATION - PLAN 1, ELEVATION B

SCALE: 3/32" = 1'-0"

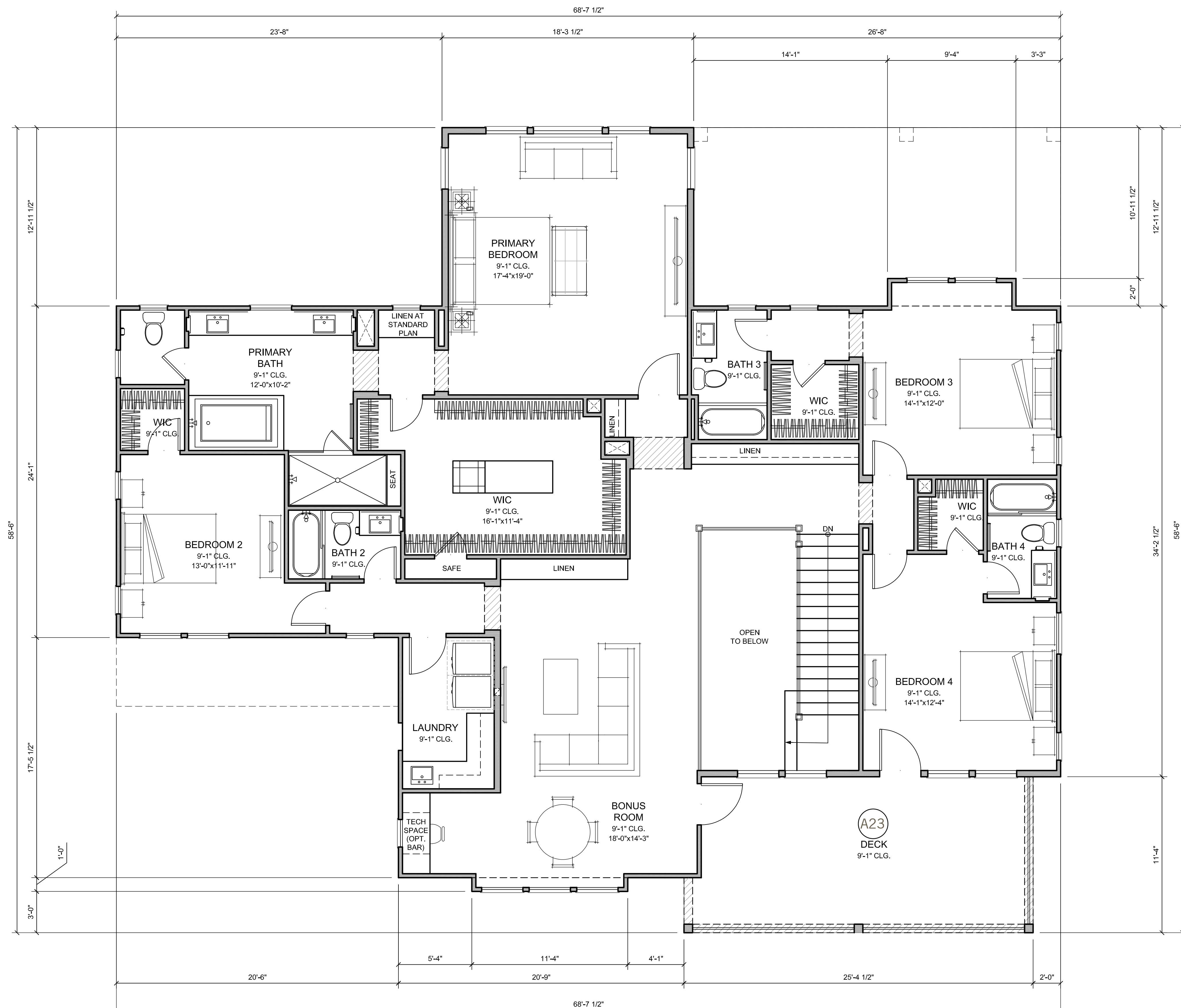


RIGHT ELEVATION - PLAN 1, ELEVATION B

SCALE: 3/32" = 1'-0"



PLAN 2 (2-STORY)		
FIRST FLOOR PLAN	1,641	SQ. FT.
SECOND FLOOR PLAN	2363	SQ. FT.
TOTAL	4004	SQ. FT.
GARAGE	1140	SQ. FT.
FRONT PORCH	278	SQ. FT.
COVERED PATIO	513	SQ. FT.
DECK	278	SQ. FT.
5 BEDROOM / 5 BATH / 1 POWDER 3-CAR GARAGE		



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PLAN 2 - SECOND FLOOR PLAN



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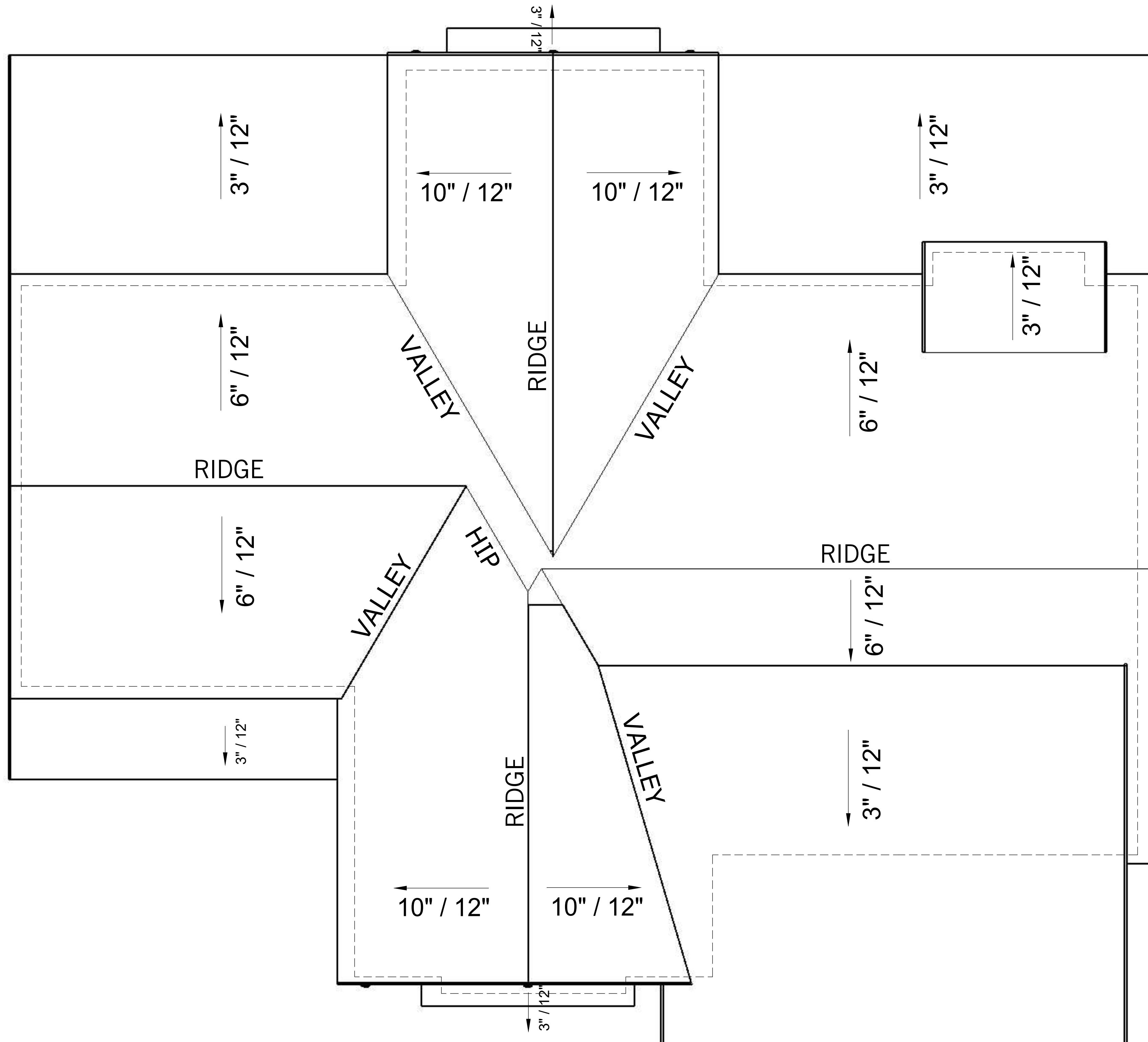
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Pleasanton, CA 94588
925-251-7200

A1.8

PLAN 2 (2-STORY)		
FIRST FLOOR PLAN	1,641	SQ. FT.
SECOND FLOOR PLAN	2363	SQ. FT.
TOTAL	4004	SQ. FT.
GARAGE	1140	SQ. FT.
FRONT PORCH	278	SQ. FT.
COVERED PATIO	513	SQ. FT.
DECK	278	SQ. FT.
5 BEDROOM / 5 BATH / 1 POWDER 3-CAR GARAGE		

0 4 8 16

- (A22) 50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN).
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- (A35) PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST



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PLAN 2 - ROOF PLAN



DATE 06.16.2023

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A1.9

PROPOSED FINISH SCHEDULE

- 1 BODY COLOR 1
BOARD & BATTEN SIDING
SW 7069 - IRON ORE
BY SHERWIN WILLIAMS OR APPROVED EQ.
- 2 BODY COLOR 2
BOARD & BATTEN SIDING
SW 7063 - NEBULOUS WHITE
BY SHERWIN WILLIAMS OR APPROVED EQ.
- 3 TRIM 1
PAINT
SW 7063 - NEBULOUS WHITE
BY SHERWIN WILLIAMS OR APPROVED EQ.
- 4 ACCENT
PAINT
SW 6214 - UNDERSEAS
BY SHERWIN WILLIAMS OR APPROVED EQ.
- 5 ROOFING
COMPOSITION SHINGLE ROOF
OYSTER GREY
BY GAF OR APPROVED EQ.



FRONT ELEVATION - PLAN 2, ELEVATION A

SCALE: 1/4" = 1'-0"

- (A22) 50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN).
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- (A27) ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES.
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- (A30) SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST.
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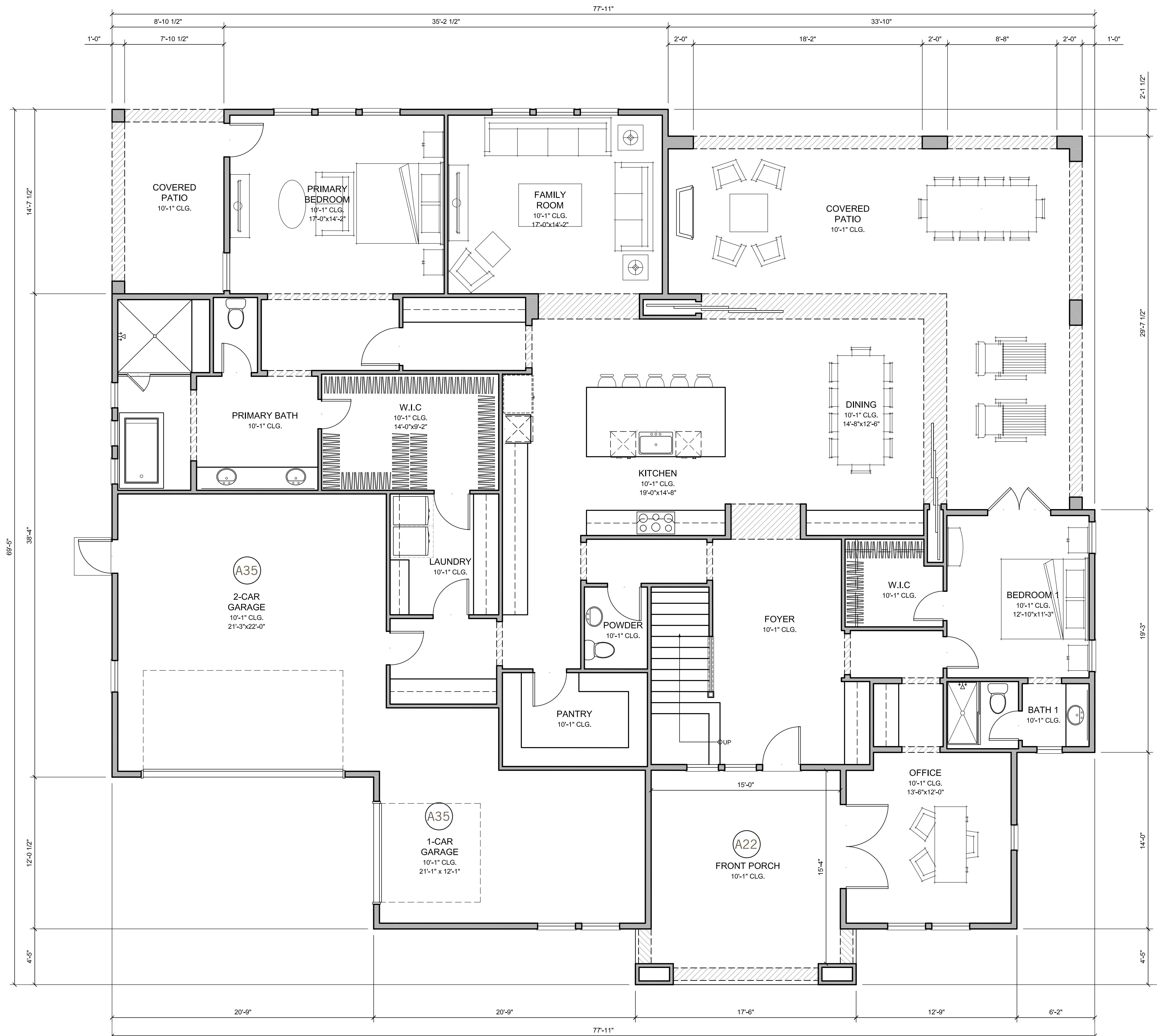
LEFT ELEVATION - PLAN 2, ELEVATION A
SCALE: 3/32" = 1'-0"



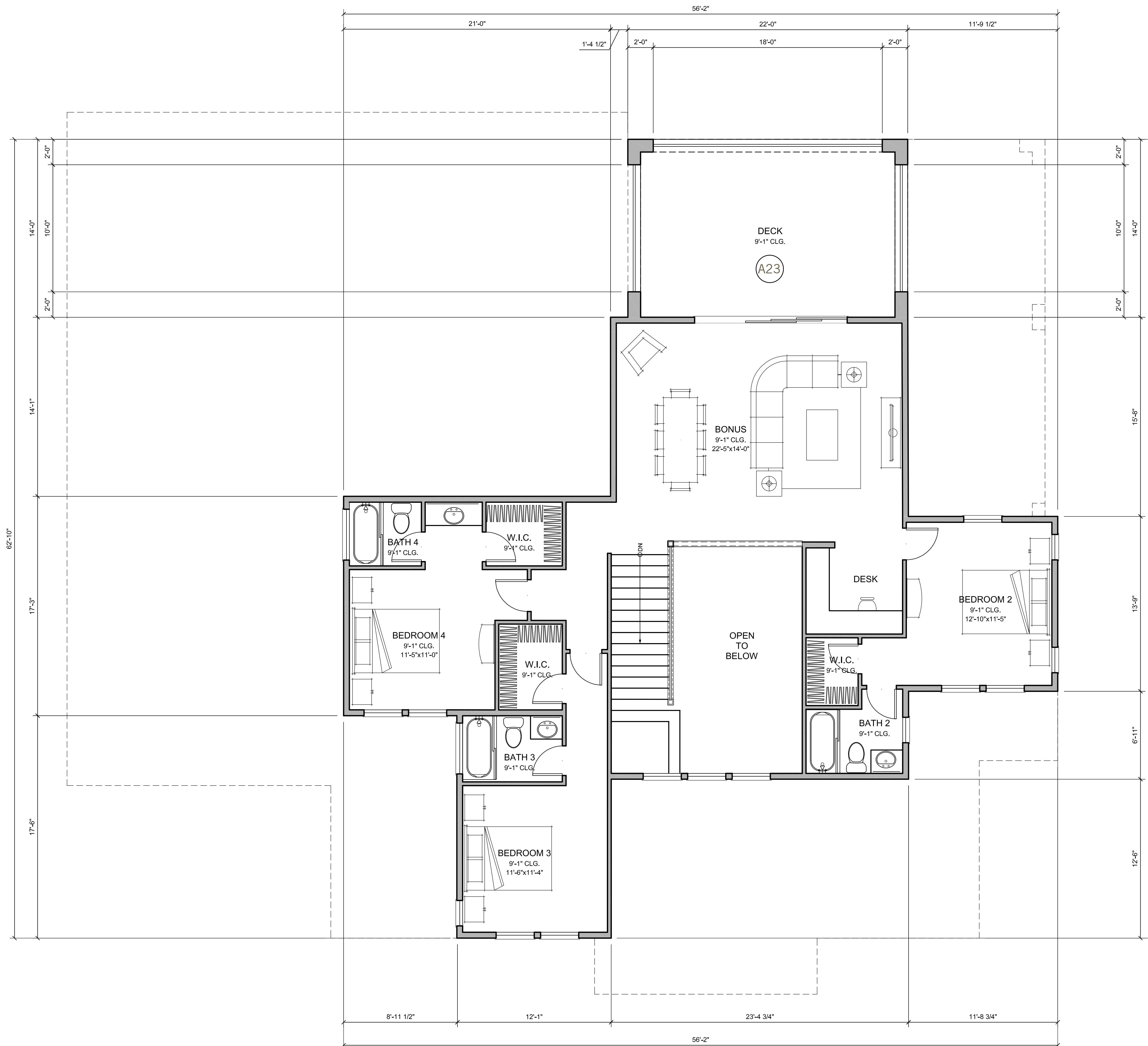
REAR ELEVATION - PLAN 2, ELEVATION A
SCALE: 3/32" = 1'-0"



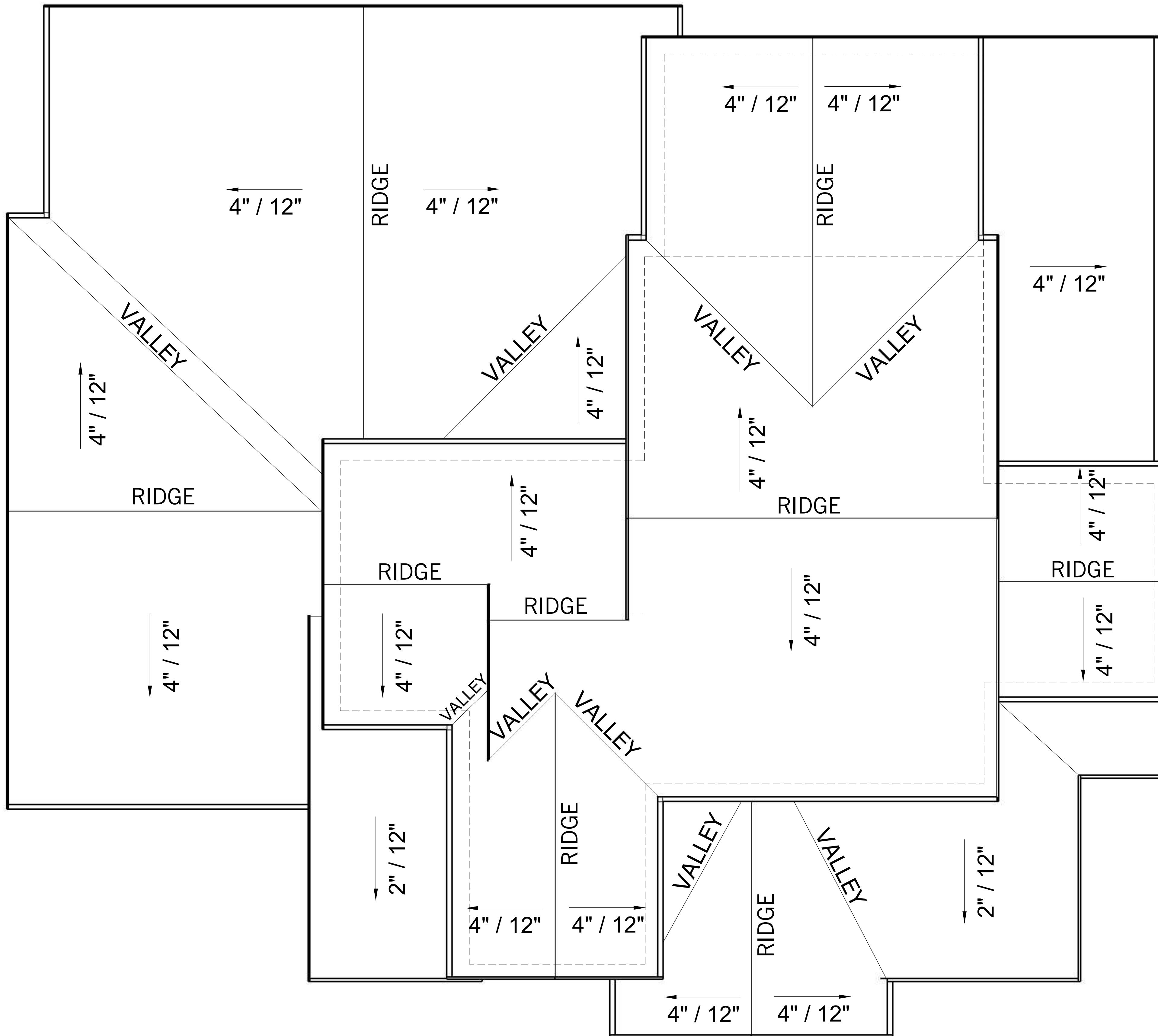
RIGHT ELEVATION - PLAN 2, ELEVATION A
SCALE: 3/32" = 1'-0"



PLAN 3 (2-STORY)		
FIRST FLOOR PLAN	2,885	SQ. FT.
SECOND FLOOR PLAN	1320	SQ. FT.
TOTAL	4205	SQ. FT.
GARAGE	808	SQ. FT.
FRONT PORCH	266	SQ. FT.
COVERED PATIO	774	SQ. FT.
DECK	309	SQ. FT.
5 BEDROOM / 5.5 BATH		
3-CAR GARAGE		



PLAN 2 (2-STORY)		
FIRST FLOOR PLAN	1,641	SQ. FT.
SECOND FLOOR PLAN	2,363	SQ. FT.
TOTAL	4,004	SQ. FT.
GARAGE	1,140	SQ. FT.
FRONT PORCH	278	SQ. FT.
COVERED PATIO	513	SQ. FT.
DECK	278	SQ. FT.
5 BEDROOM / 5 BATH / 1 POWDER 3-CAR GARAGE		



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PLAN 3 - ROOF PLAN



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A1.13

PROPOSED FINISH SCHEDULE

- [1] BODY COLOR 1
BOARD & BATTEN SIDING
SW 6207 - RETREAT
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [2] BODY COLOR 2
HORIZONTAL LAP SIDING - 8"
SW 7671 - ON THE ROCKS
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [3] BODY COLOR 3
STUCCO
SW 7050 - USEFUL GRAY
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [4] TRIM 1
PAINT
SW 7505 - MANOR HOUSE
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [5] ACCENT
PAINT
SW 7591 - RED BARN
BY SHERWIN WILLIAMS OR APPROVED EQ.



FRONT ELEVATION - PLAN 3, ELEVATION A

SCALE: 1/4" = 1'-0"

- [6] BRICK
BRICK VENEER
TUNDRA BRICK - LATIGO
BY EL DORADO OR APPROVED EQ.
- [7] ROOFING
COMPOSITION SHINGLE ROOF
OYSTER GRAY
BY GAF OR APPROVED EQ.

- (A22) 50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN).
- (A23) 25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN).
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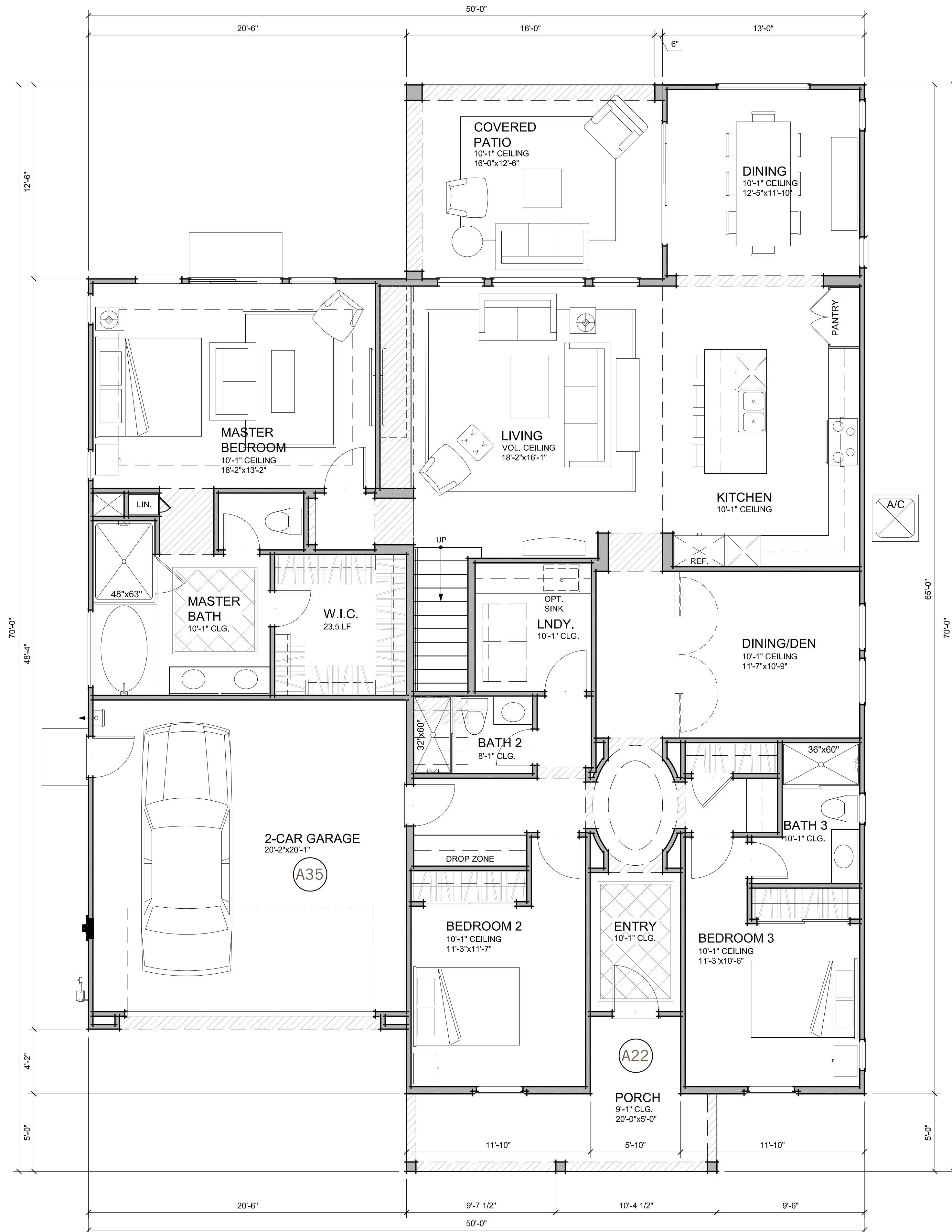
LEFT ELEVATION - PLAN 3, ELEVATION A
SCALE: 3/32" = 1'-0"



REAR ELEVATION - PLAN 3, ELEVATION A
SCALE: 3/32" = 1'-0"

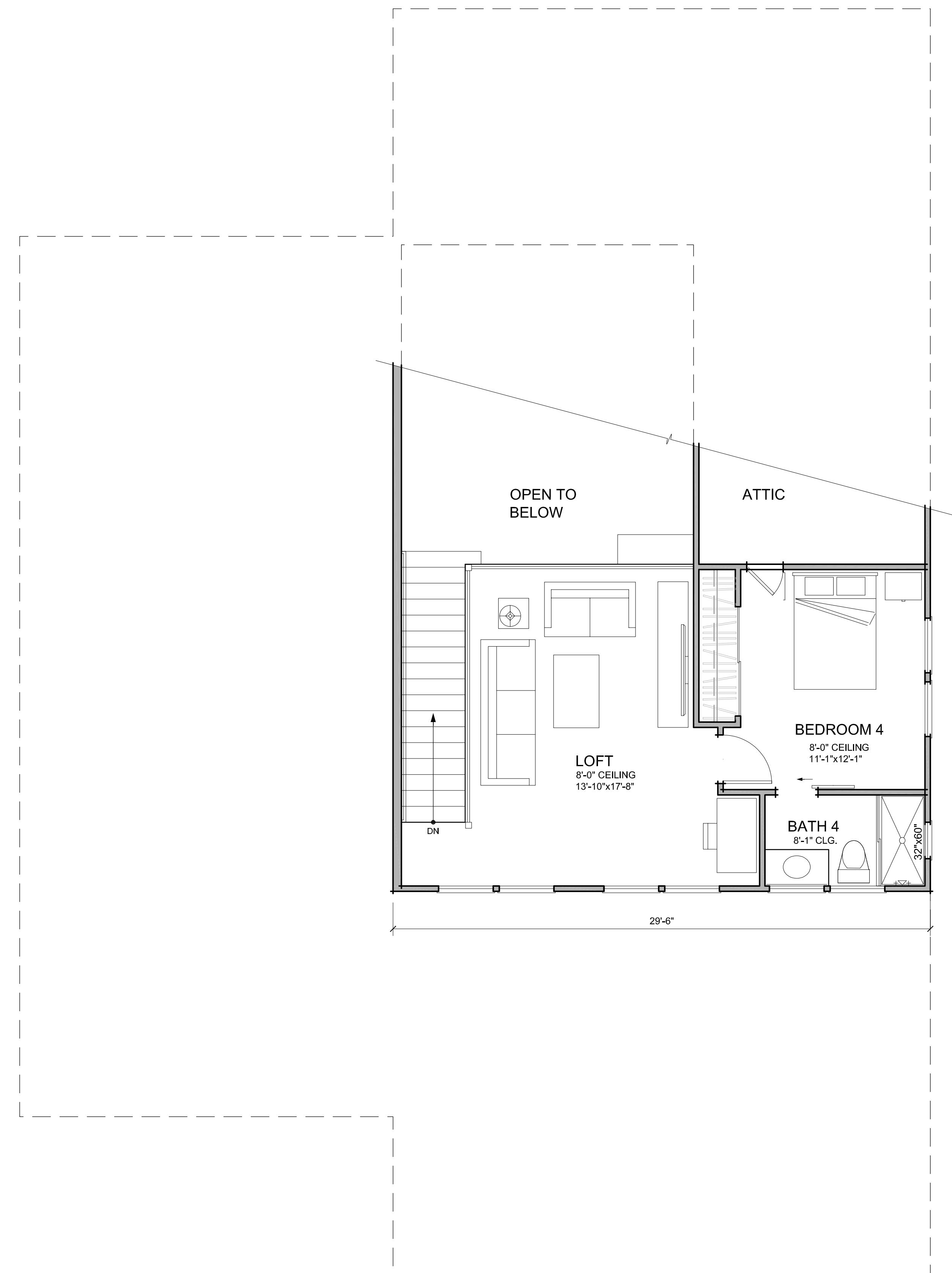


RIGHT ELEVATION - PLAN 3, ELEVATION A
SCALE: 3/32" = 1'-0"



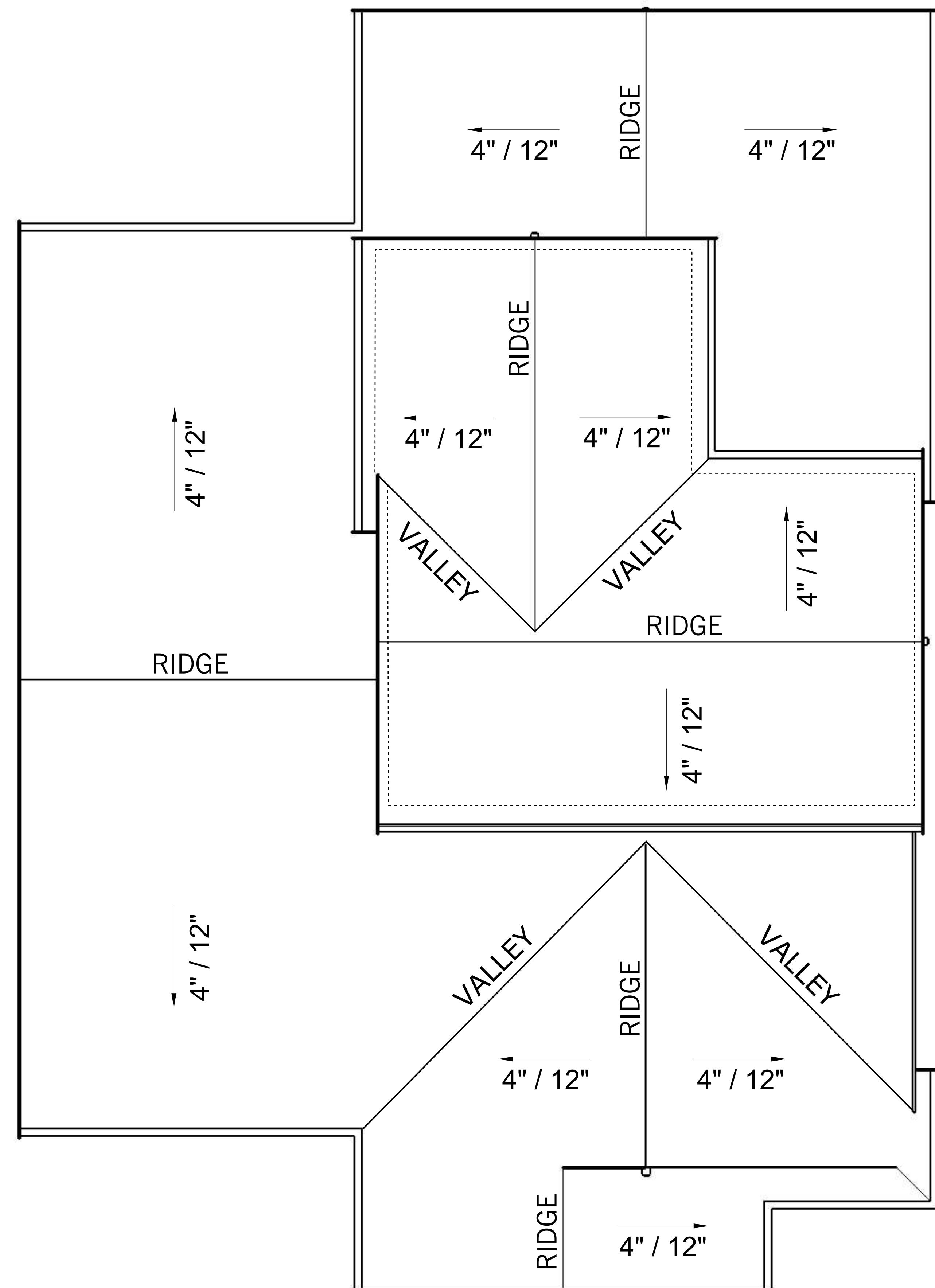
- (A22) 50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN).
- (A23) 25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN).
- (A35) PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ON MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

PLAN 4 (2-STORY)		
FIRST FLOOR PLAN	2,238	SQ. FT.
SECOND FLOOR PLAN	474	SQ. FT.
TOTAL	2,712	SQ. FT.
GARAGE	418	SQ. FT.
FRONT PORCH	129	SQ. FT.
COVERED PATIO	206	SQ. FT.
4 BEDROOM / 4 BATH 2- CAR GARAGE		



- (A22) 50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN).
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SECOND FLOOR PLAN	474	SQ. FT.
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FRONT PORCH	129	SQ. FT.
COVERED PATIO	206	SQ. FT.
4 BEDROOM / 4 BATH		
2- CAR GARAGE		



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PLAN 4 - ROOF PLAN



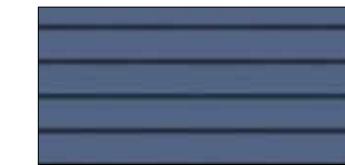
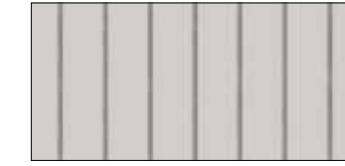
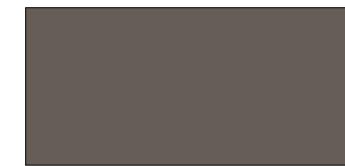
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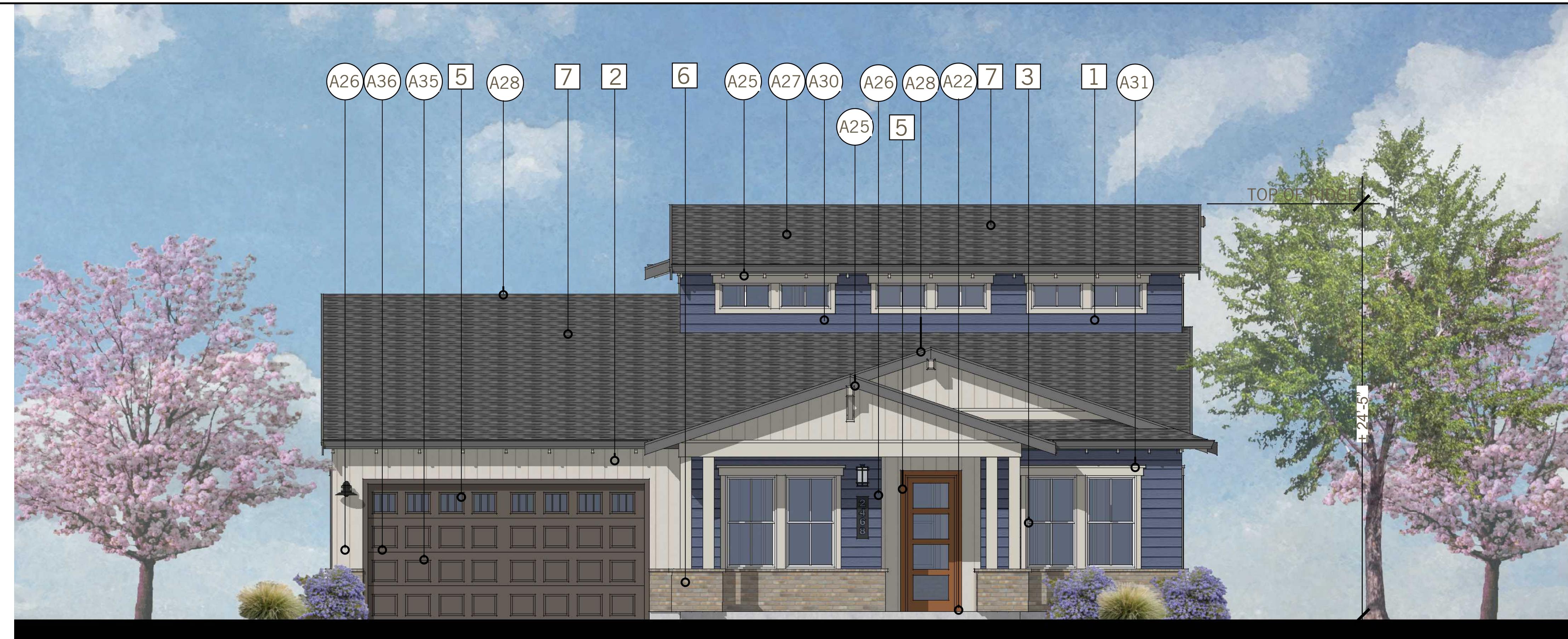
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Pleasanton, CA 94588
925-251-7200

A1.17

PROPOSED FINISH SCHEDULE

- [1]  BODY COLOR 1
HORIZONTAL LAP SIDING - 8"
SW 6537 - LUXE BLUE
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [2]  BODY COLOR 2
VERTICAL SIDING - 8"
SW 7671 - ON THE ROCKS
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [3]  TRIM
PAINT
SW 9165 - GOSSAMER VEIL
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [5]  ACCENT 1
PAINT
SW 7505 - MANOR HOUSE
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [5]  ACCENT 2
PAINT
SW 7703 - EARTHEN JUG
BY SHERWIN WILLIAMS OR APPROVED EQ.
- [6]  BRICK
BRICK VENEER
TUNDRA BRICK - LATIGO
BY EL DORADO OR APPROVED EQ.
- [7]  ROOFING
COMPOSITION SHINGLE ROOF
OYSTER GRAY
BY GAF OR APPROVED EQ.



FRONT ELEVATION - PLAN 4, ELEVATION A

SCALE: 1/4" = 1'-0"

- (A22) 50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN).
- (A23) 25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN).
- (A25) 360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
- (A26) EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FAÇADE PER OBJECTIVE CRITERIA CHECKLIST.

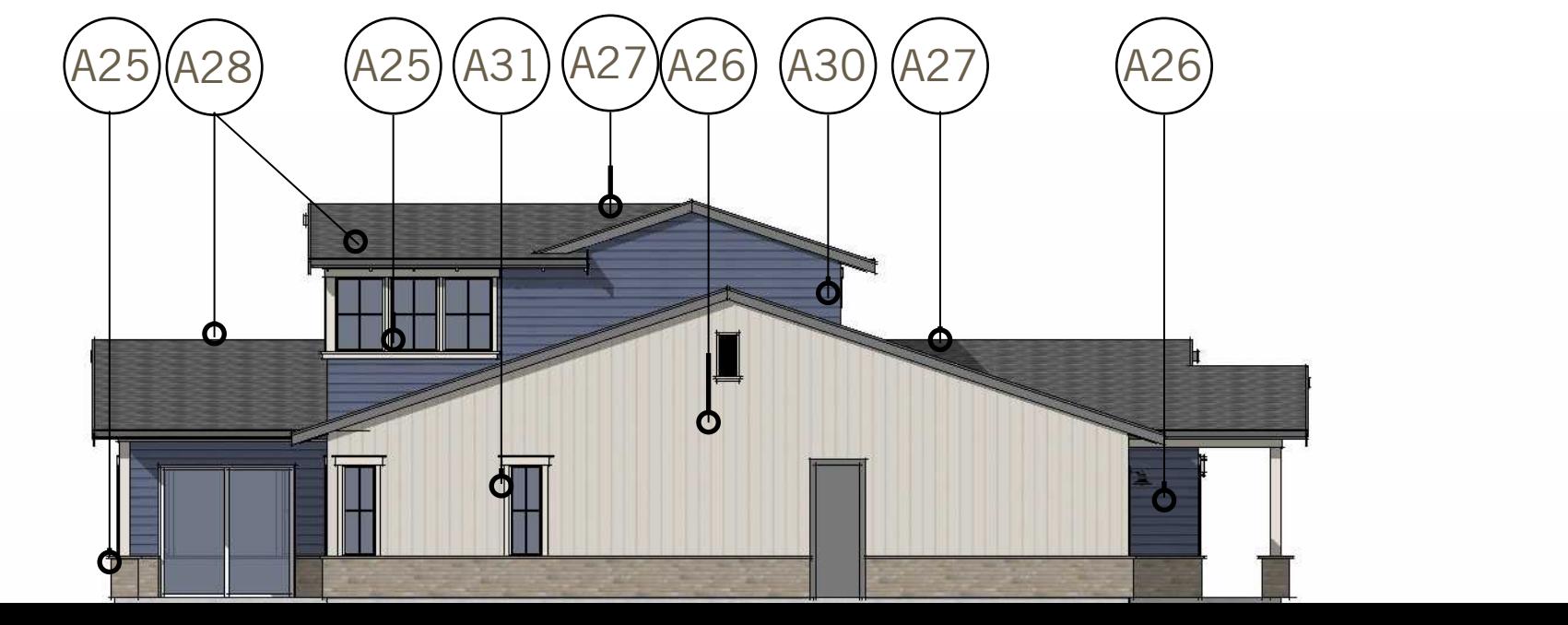
- (A27) ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES.

- (A31) WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST.

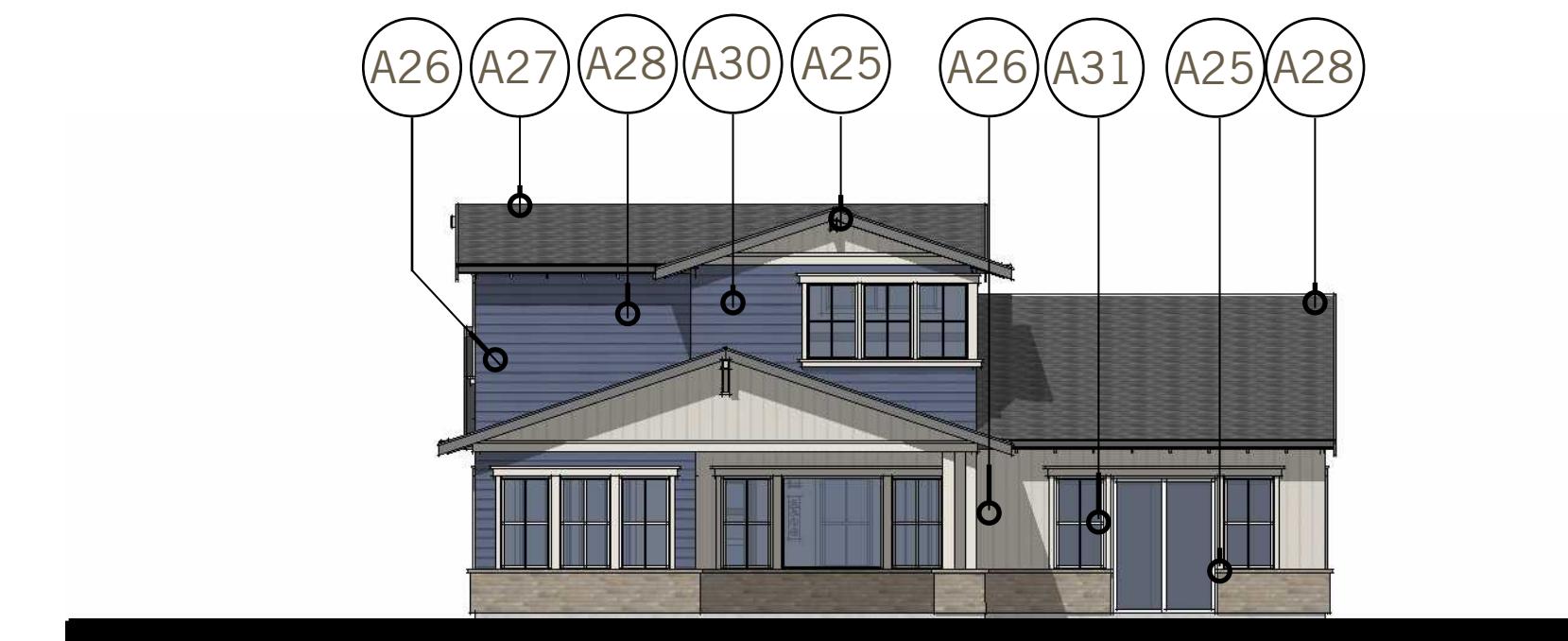
- (A28) BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST.

- (A35) PARKING GARAGE PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST.

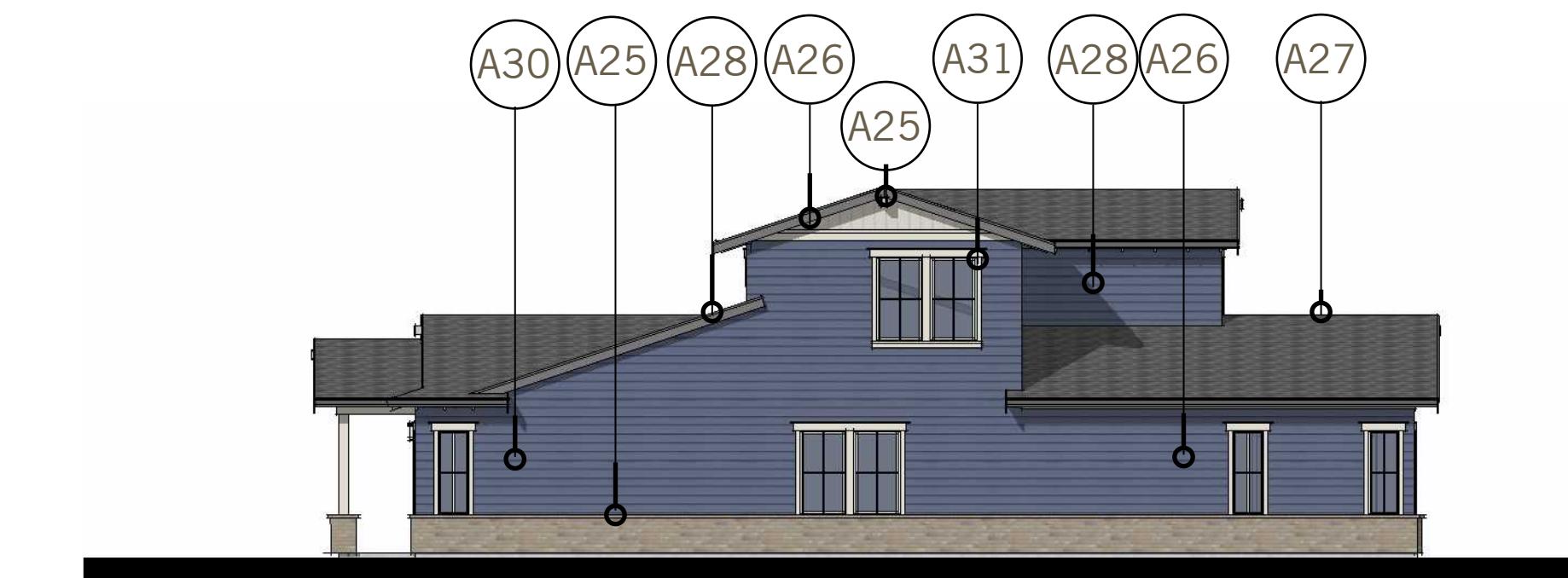
- (A36) GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING.



LEFT ELEVATION - PLAN 4, ELEVATION A
SCALE: 3/32" = 1'-0"



REAR ELEVATION - PLAN 4, ELEVATION A
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION - PLAN 4, ELEVATION A
SCALE: 3/32" = 1'-0"